

047.A

0001

0058.0

Map

Block

Lot

1 of 1
CARDCondominium
ARLINGTON

APPRaised:

Total Card / Total Parcel

847,000 / 847,000

USE VALUE:

847,000 / 847,000

ASSESSED:

847,000 / 847,000


Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
58		WEBBOWET RD, ARLINGTON

OWNERSHIP

Unit #:	58
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Owner 1: MCCARTHY MARY SUZANNE ETAL

Owner 2: TRS/ MCCARTHY FAMILY 1989 REVO

Owner 3: TRUST

Street 1: 58 WEBBOWET ROAD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: MCCARTHY M SUZANNE -

Owner 2: -

Street 1: 58 WEBBOWET ROAD

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 2005, having primarily Vinyl Exterior and 3334 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7867												G8	1.			

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	847,000			847,000		281116
							GIS Ref
							GIS Ref
							Insp Date
							07/13/18

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	847,000	0	.	.	847,000		Year end	12/23/2021
2021	102	FV	831,900	0	.	.	831,900		Year End Roll	12/10/2020
2020	102	FV	816,800	0	.	.	816,800	816,800	Year End Roll	12/18/2019
2019	102	FV	796,400	0	.	.	796,400	796,400	Year End Roll	1/3/2019
2018	102	FV	723,000	0	.	.	723,000	723,000	Year End Roll	12/20/2017
2017	102	FV	646,500	0	.	.	646,500	646,500	Year End Roll	1/3/2017
2016	102	FV	646,500	0	.	.	646,500	646,500	Year End	1/4/2016
2015	102	FV	618,500	0	.	.	618,500	618,500	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT		Parcel ID		PAT ACCT.					
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MCCARTHY M SUZA	77848-198	2	5/25/2021	Convenience		1	No	No	
MCCARTHY JAMES	47033-206		2/28/2006		639,000	No	No	James J McCarthy dod 12/11/2019	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
7/13/2018										Measured	DGM	D Mann
4/19/2007										External Ins	BR	B Rossignol
5/17/2006										Inspected	BR	B Rossignol

ACTIVITY INFORMATION

Sign:	VERIFICATION OF VISIT NOT DATA	_____	_____	_____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH												
Type: 8	- Condo TnHs.			Full Bath: 2	Rating: Very Good																			
Sty Ht: 3	- 3 Story			A Bath: 1	Rating:																			
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating:																			
Foundation: 1	- Concrete			A 3QBth: 1	Rating:																			
Frame: 1	- Wood			1/2 Bath: 1	Rating: Very Good																			
Prime Wall: 4	- Vinyl			A HBth: 1	Rating:																			
Sec Wall: 1	%			OthrFix: 1	Rating:																			
Roof Struct: 1	- Gable			OTHER FEATURES				RESIDENTIAL GRID																
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Very Good			1st Res Grid Desc: Line 1 # Units 1																
Color: GRAY				A Kits: 1	Rating:			Level	FY	LR	DR					D	K	FR	RR	BR	FB	HB	L	O
View / Desir:				Fpl: 1	Rating: Very Good			Other																
GENERAL INFORMATION				WSFlue: 1	Rating:			Upper																
				CONDOS INFORMATION				Lvl 2																
								Lvl 1																
								Lower																
								Totals	RMS: 7	BRs: 3	Baths: 2	HB: 1												
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN												
				Phys Cond: VG - Very Good	4.2 %	Exterior:	No Unit	RMS	BRS	FL														
				Functional:	%	Interior:	1	7	3	3														
				Economic:	%	Additions:																		
				Special:	%	Kitchen:																		
				Override:	%	Baths:																		
				Total: 4.2 %		Plumbing:																		
						Electric:																		
						Heating:																		
						General:																		
						Totals				1	7	3												
CALC SUMMARY				COMPARABLE SALES												SUB AREA				SUB AREA DETAIL				
				Basic \$ / SQ: 250.00	Size Adj.: 0.67996401	Rate	Parcel ID	Typ	Date	Sale Price					Code Description Area - SQ Rate - AV Undepr Value									
				Const Adj.: 0.99989998	Adj \$ / SQ: 169.974					GLA Gross Liv Ar 3,334 169.970 566,693														
				Other Features: 68667	Grade Factor: 1.21																			
				NBHD Inf: 1.14999998	NBHD Mod:																			
				LUC Factor: 1.00	Adj Total: 884104																			
				Depreciation: 37132	Depreciated Total: 846971																			
						WtAv\$/SQ:	AvRate:	Ind.Val																
						Juris. Factor: 1.00	Before Depr: 236.52																	
						Special Features: 0	Val/Su Net: 254.05																	
						Final Total: 847000	Val/Su SzAd 254.05																	
MOBILE HOME				Make:	Model:	Serial #	Year:	Color:																
SPEC FEATURES/YARD ITEMS				PARCEL ID 047.A-0001-0058.0																				
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value						
More: N	Total Yard Items:													Total Special Features:										
														Total:										

UnSketched SubAreas:
GLAF=1: 3334,


AssessPro Patriot Properties, Inc